

THE REAL ESTATE MARKET.

PRIVATE SALES, AUCTIONS AND PUBLIC RECORDS.

Many Building Sites Bought for Improvement With Plans—Majority of Them Located in the Bronx—Upper East Side Flat Sold Before It Is Opened.

A feature of yesterday's brokerage dealings was the comparatively large number of purchases of building sites for immediate improvement with six story flats. These transactions affected Manhattan as well as the Bronx. A majority, however, reflected building operations in the latter borough.

The labor trouble in the building industry has, indeed, had little apparent influence this year on flat house construction, which is the most part conducted by speculative builders not connected with the employers' association. While the strike has been in progress the number of plans filed for new flats has been greater than in the corresponding period a year ago.

During the present year the outlook maintained by the association has not involved the building material trade. Independent builders have not been deprived of supplies as was the case a year ago. So long as the fight continued, however, there was always the possibility that supplies might be shut off. The mere possibility no doubt has prevented building from reaching the proportions justified by the existing renting situation, and for this reason it is believed that the prospect of an adjustment of the labor dispute before long will cause a marked improvement in the demand for flats.

**Private Sales.**—Jacob Kronenberger has sold the lot 107 1/2, at the southwest corner of Clinton avenue and 170th street, for James T. Barry, who will erect a three-story house, for \$25,000.

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